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XXXXXXXXXXXXXXXXXXXX,

Witness my hand and seal this 26th day of April, 1990
G. E. Yeart
Molly J. Richardson as Atty-In-Fact

Molly J. Richardson as Atty-In-Fact
Molly J. Richardson
For: Timothy J. Richardson
Timothy J. Richardson, under POA dated
04/02/90, to be recorded herewith
Molly J. Richardson
Molly J. Richardson

Kennebec

ss. April 26th 1990

Then personally appeared the above named

Molly J. Richardson



and acknowledged the foregoing instrument to be her free act and deed, individually and in said capacity.

Before me,

her free act and deed, individually and
~~Notary of the Peace~~
 Robert E. York Notary Public

EXHIBIT A

A certain lot or parcel of land situated on Upper Main Street, so-called, in Waterville, County of Kennebec, and State of Maine, and bounded and described as follows, to wit:

Beginning on the westerly line of Upper Main Street at the northeasterly corner of land of Richard Hawkes; thence running N 83 degrees 42 minutes W along the northerly line of Hawkes a distance of four hundred seven (407) feet, more or less, to an iron pin at a slight angle in the north line of said Hawkes' land; thence running N 80 degrees 53 minutes W along the northerly line of Hawkes a distance of three hundred six (306) feet to an iron pin at a slight angle in the north line of said Hawkes' land; thence running in a northeasterly direction one hundred seventy-five (175) feet, more or less, to a point twenty-five (25) feet southwesterly of an iron pin at a corner in the northerly line of land now or formerly of Helen T. Ginder and the southerly line of Cary Bradford; thence running S eighty degrees 53 minutes E along a line parallel with the northerly line of land now or formerly of said Ginder and the southerly line of Bradford and twenty-five (25) feet distant nearly southerly therefrom measured at right angles to said northerly line of land now or formerly of said Ginder two hundred sixty-two (262) feet, more or less, to a slight corner, thence running S 83 degrees 42 minutes E along a line twenty-five (25) feet distant in a nearly southerly direction from but measured at right angles to and parallel with the northerly line of land now or formerly of said Ginder a distance of three hundred fifty (350) feet, more or less, to the westerly line of Upper Main Street; thence running in a southerly direction along the westerly line of Main Street a distance of one hundred eighty-one (181) feet, more or less, to the point of beginning.

Meaning and intending to describe the easterly portion of the premises conveyed to Irving G. and Joan C. Tolette by Mildred L. Vigue by Deed dated May 20, 1963 and recorded in the Kennebec County Registry of Deeds, in Book 1301, Page 123; excepting and reserving, however, (1) a twenty-five (25) foot wide strip along the northerly line and (2) 0.07 acres, more or less, along Upper Main Street taken by the State of Maine for highway purposes.

For source of title, reference may be had to deed from Helen T. Ginder to Timothy J. Richardson and Molly J. Richardson dated June 15, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2577 at Page 183.

RECEIVED KENNEBEC SS.

1990 APR 27 AM 9:00

ATTEST: *Lorne Ruth Mann*
REGISTER OF DEEDS